

Monterey County LCP Review

Summary of Issues for Detailed Study

The following are the issues that staff will concentrate on in the Periodic Review of the Monterey County Local Coastal Program, based on the public comment issue scoping exercise. This list is not all-inclusive, but represents those items that will receive focused attention over the next few months (tentatively June –September 2002). The “problem statements” are preliminary and based on the issue scoping. As the analysis proceeds they will continue to be refined or may change. Through a review of locally-issued permits and other data, our work will involve understanding each issue analyzing the specific problem and how it is currently being addressed and then making recommendations for improved responses to the issue/problems, where necessary.

1 North County Water:

Problem statement: A groundwater overdraft continues and the current policy framework may be inadequate to address it.

2 North County Maritime Chaparral Habitat:

Problem statement: Habitat is becoming increasingly lost and fragmented and not managed for long-term sustainability and the current policy framework may be inadequate to address it.

3 North County Agriculture:

Problem statement: There is a mismatch between areas designated for agriculture and prime soils; agriculture is a priority use but uses a significant amount of water; agriculture is being expanded onto steep, erosive slopes.

4 North County Agricultural Buffers

Problem statement: The Local Coastal Program contains different agriculture buffer requirements that may not be adequate to properly function as North County agricultural and rural residential uses expand and conflicts are created.

5 North County Watershed Restoration Requirements

Problem statement: Policy requirement for restoration plans has never been implemented; current erosion control measures are voluntary; erosion results in many problems and the current policy framework and especially follow-up implementation may be inadequate to address it.

6 Moss Landing Community Plan

Problem statement: Moss Landing has developed differently than the direction of the local coastal program with regard to coastal-dependent and harbor facilities; there is a greater recognition of importance of dune habitat and restoration; there is a need to update infrastructure planning in a manner consistent with the Coastal Act; the dual jurisdiction between Coastal Commission and County works against comprehensive approaches; the Harbor District is also quasi-independent and has undergone various management turnovers.

7 Del Monte Forest: Public Access

Problem statement: There have been complaints that public access into Del Monte Forest is inadequate and expensive.

8 Del Monte Forest: Monterey Pines

Problem statement: The pine forest is disappearing from disease and human causes; the science is not definitive and is evolving; and the current policy framework may be inadequate to address the loss of forest.

9 Carmel Bay ASBS

Problem statement: The Pescadero watershed house size and coverage limits are not being enforced and may not be the best and most comprehensive way to protect the Carmel Bay Area of Special Biological Significance.

10 Del Monte Forest Regional Shoreline Program

Problem: Shoreline protective policies may not be adequate to address issues raised by growing number of applications.

11 Carmel Area: Historic Houses and Community Character:

Problem statement: New development and remodels threaten the loss of historic homes and community character in areas adjacent to Carmel-by-the-Sea and the current policy framework may be inadequate to address it.

12 Carmel/Del Monte Forest: Water

Problem statement: Potential for individual wells undermines efforts to regionally manage water.

13 Carmel & Salinas River Mouth Breaching

Problem statement: Breaching has occurred without regulation and with potential harm to habitat and the current policy framework may be inadequate to address it.

14 Carmel Uplands

Problem statement: The local coastal program allows limited development in this remote area that is problematic; County plans have been updated but not the local coastal program.

15 Big Sur: Highway One

Problem statement: Caltrans has a need for clearer and streamlined provisions for Highway One; a conflict exists between Caltrans needs for disposal and MBNMS anti-disposal policy; there are a variety of facilities visible; there is a need for better pedestrian and bicycle access.

16 Big Sur Viewshed:

Problem statement: The paramount policy to allow no more development in the viewshed is not being followed in all cases; also, in the long-term there is a question as to whether the existing viewshed intrusions should be reclaimed.

17 Big Sur Buildout

Problem statement: The local coastal program attempts to limit buildout given highway capacity constraints and it may not be realistic nor working: the area will soon hit 50 caretaker units and reports of many other non-permitted caretaker units; and desires of community for no caretaker restrictions; new types of visitor-serving facilities, such as yurts, are emerging which have no current category.

18 Big Sur Water Supply

Problem statement: Stream water withdrawals are inadequate to serve all users and nature, especially in Big Sur River and Sycamore Canyon watersheds.

19 Trail Along County Coastline

Problem statement: there is no consensus on the coastal trail location in Monterey County.

20 Rural Fire Standards Countywide

Problem statement: Reliance on fire standards for road widths, clearings, etc. conflicts with habitat and viewshed protection policies.

21 Enforcement Program Countywide

Problem statement: There are persistent complaints that enforcement of the regulatory process is not adequately occurring thereby threatening long-term protection of coastal resources.

22 Easement Program Countywide

Problem statement: There is no comprehensive program to protect and maintain open space and conservation easements required as development mitigation resulting in potential loss of resource protection.